



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding SUPERM

EN PROPERTY MANAGEMENT INC **DECISION**

Dispute Codes OPC

Introduction

The landlord applied for an order of possession pursuant to a one month Notice to End Tenancy for cause dated December 22, 2017.

The tenant did not attend the hearing within fifteen minutes after its scheduled start time.

Ms. R.S. and Mr. G. K. both testified that Ms. R.S. in the presence of Mr. G.K. personally served the tenant with the application and notice of hearing at her premises.

Unfortunately neither could recall the date they did so. Mr. G.K. says service took place within a day or so after receiving notice that the documents were available for pickup at the local court house. He narrows it down to either January 18 or 19, 2017.

I am satisfied on this evidence that the tenant was personally served with the application and notice of hearing on either January 18 or 19, 2017.

The landlord has filed a proof of service showing that the tenant was also personally served with the one month Notice on December 22, 2016.

The tenant has not applied to cancel the Notice. By operation of s. 47 of the *Residential Tenancy Act* this tenancy ended on January 31, 2017.

Ms. R.S. indicates that the tenant is still occupying the rental unit and so the landlord will have an order of possession.

There is no claim for recovery of any filing fee.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: February 09, 2017

Residential Tenancy Branch